



GRASSROOTS
REALTY GROUP

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28 Heritage Vista Cochrane, Alberta

MLS # A2326868



\$489,000

Division:	Heritage Hills		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,415 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Kitchen Island, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-MD

Utilities: -

Inclusions: TV mount, mirrors in dining room on wall, storage unit in basement

Located in the established community of Heritage Hills, this fully finished 3-bedroom, 2.5-bathroom NO CONDO FEE townhome offers over 1,900 sq ft of developed living space, a private yard, an attached garage, and a west-facing back that opens onto greenspace with views straight through to the mountains and foothills. Stepping in, you'll notice how bright and open this home feels. A wide entry with a coat closet leads back past a tucked-away powder room and pantry, then opens into the main living area that runs across the back of the home. The white kitchen is centred on a large island with pendant lighting, quartz counters, and a subway tile backsplash, flowing into a dining area, and finally into an expansive living room with large windows and a patio door that opens straight onto the upper deck for sunset dinners with the mountains as the backdrop and the greenspace stretching out below. Upstairs, the layout gives every bedroom room to breathe. The primary retreat sits privately at the front of the home with a walk-in closet and a 3-piece ensuite with a glass shower. The BRAND NEW MAIN BATHROOM has been fully redone with marble-look walls, a wood panel accent, black fixtures, and a clean white vanity, feeling more like a boutique hotel bath than a builder standard. The second bedroom stretches nearly 18 feet long with two large windows framing the greenspace, foothills, and mountains beyond. Whether it's a home office with a view, a kids' room, a guest space, or a teen setup, this room gives you flexibility rarely found in a townhome. Laundry sits at the top of the stairs, exactly where it should. The fully finished basement adds another layer of usable space that works as a third bedroom or as a rec room. Whether it's a Friday night in with the family, a guest suite when parents come to stay, or somewhere to spread out on the weekend, this level adapts to

how life actually looks. Out back is where the lifestyle piece comes together. The two-level deck gives you an upper seating area off the living room and a lower seating area at grass level with a pergola, privacy curtains, and a fire pit. Summer nights end around the fire with the sun setting behind the mountains. CENTRAL A/C keeps things cool through the warmest months, and a SINGLE ATTACHED GARAGE with driveway parking rounds it out. For a townhome, this is a rare combination: no condo fees, your own yard, and an attached garage. Heritage Hills continues to be one of Cochrane's most established west-side communities, with ridge pathways, parks, and greenspace winding through the neighbourhood. Quick access to Highway 1A makes for a straightforward route into downtown Cochrane, an easy commute into Calgary, and a quick drive west when the mountains are calling. Everyday shopping, schools, and amenities are all close by. Click the multimedia link to see floorplans and all photos. Call your favourite realtor and book a showing today!